

FOR  
SALE

# Development Opportunity @ I-57/Hwy 36

Moore Ave., Tuscola, IL 61953



**BARBERMURPHY**

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# AREA MAP

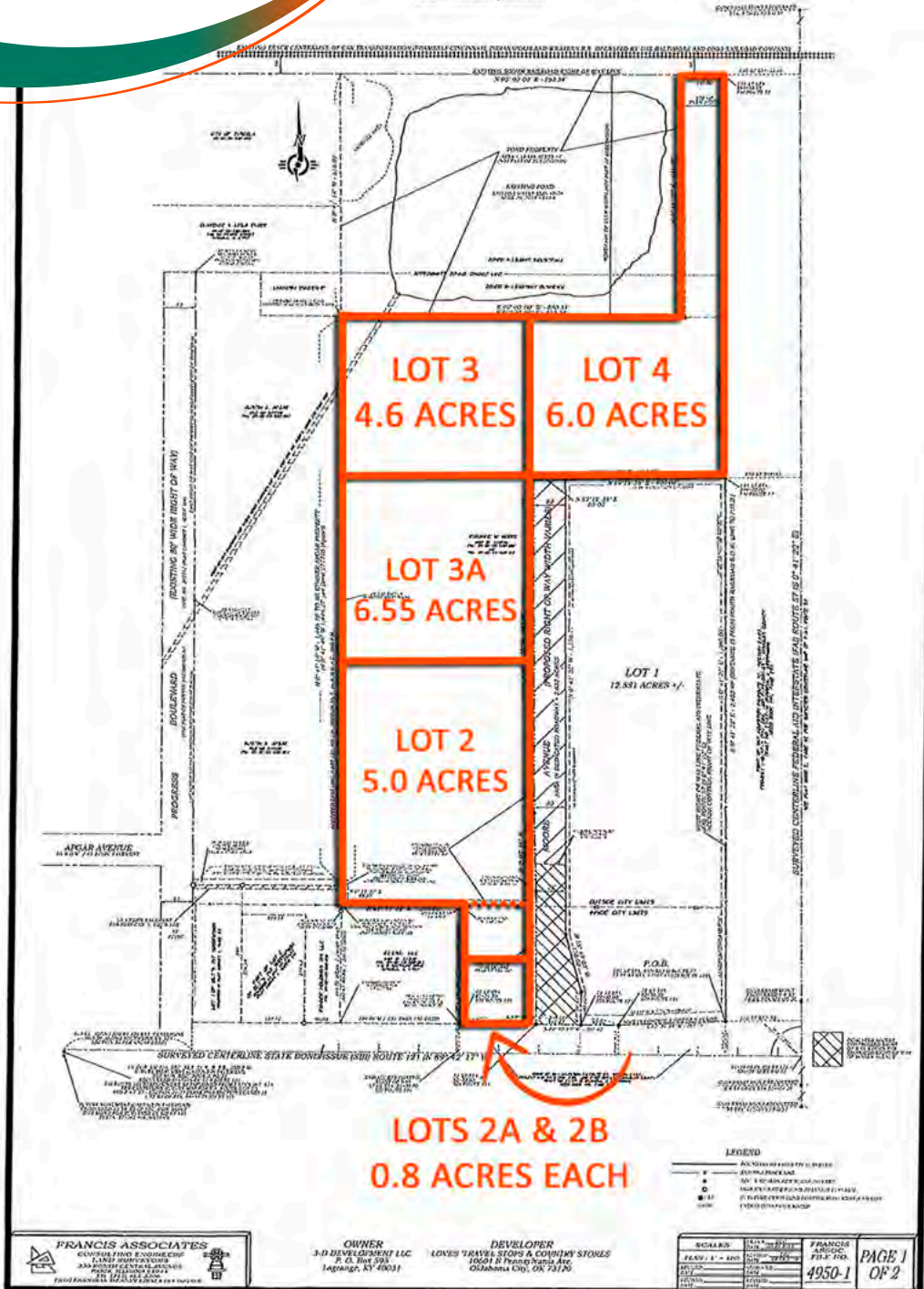


## PROPERTY SUMMARY

- Major Infrastructure in place
- Multiple uses
- Immediate access to amenities
- Close to Champaign and Effingham
- Interstate Visibility
- 0.8 – 6.55 Acre Lots

# SITE INFORMATION

FINAL PLAT OF  
**OLA COMMONS SUBDIVISION - PHASE I**  
 IN THE E 1/2, NW 1/4 OF SECTION 35, T. 16 N., R. 8 E. OF THE 3RD P.M.  
 DOUGLAS COUNTY, ILLINOIS



## PRICING INFORMATION:

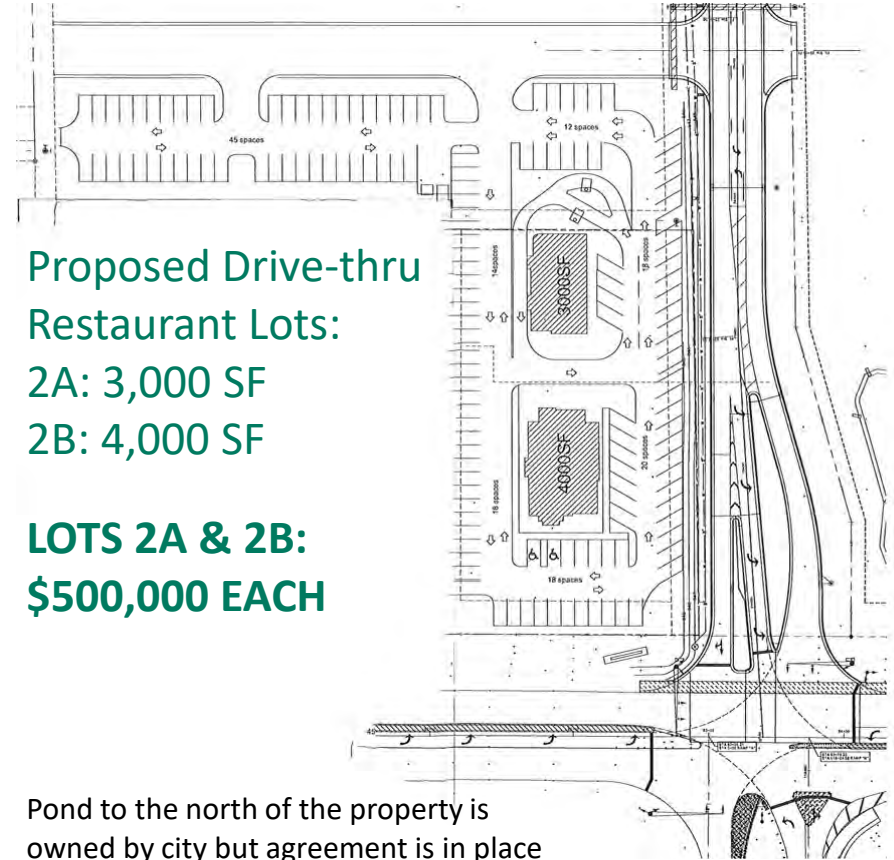
**LOT 4: \$300,000**

**LOT 3: \$200,000**

**LOT 3A: \$320,000**

**LOT 2: \$500,000**

\*Lots are not platted, divided for pricing purposes only



**LOTS 2A & 2B:**  
**\$500,000 EACH**

Pond to the north of the property is owned by city but agreement is in place to allow it to be used for water retainage for the property for sale.

**Listing No:** 2561

**Total Acres Available:** 23.76  
**Min Divisible Acres:** 0.80

**Land**

Moore Avenue, Tuscola, Illinois  
 61953  
 Moore Avenue  
 Tuscola, IL 61953

**LAND MEASUREMENTS:**

**Acres:** 23.76  
**Frontage:** 191' FT  
**Depth:** 2400' FT  
**Subdivide Site:** No, but can be

**TRANSPORTATION :**

**Interstate:** I-57  
**Rail:** no  
**Barge:** no  
**Airport:** Yes

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$2,220,000  
**Sale Price/Acre:** \$93,434  
**Sale Price/SF:** \$2.15

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

Property is zoned B-1 (Highway Business). It is next to a new Loves Truck stop and right at I-57 exit onto Rt 36. Also next door to new grocery and other amenities. Fast food, hotels, apartments, office, senior living are all possibilities here. City of Tuscola is imaginative and aggressive.

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 09-02-35-30-050	<b>TIF:</b> No	<b>Property Tax:</b> \$1,020.88
<b>County:</b> Douglas	<b>Enterprise Zone:</b> Yes	<b>Tax Year:</b> 2021
<b>Zoning:</b> B-1 Highway Commercial	<b>Survey:</b> No	
<b>Zoning By:</b> City of Tuscola	<b>Environmental:</b> Yes	<b>Traffic Count:</b> 24,900 combined I-57 and Rt 36
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Flat

**UTILITY INFORMATION**

<b>Water Provider:</b> City of Tuscola	<b>Service:</b>	<b>Location:</b> On Site
<b>Sewer Provider:</b> City of Tuscola	<b>Service:</b>	<b>Location:</b> On Site
<b>Gas Provider:</b> Ameren	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> Ameren	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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